

20181220000445860
12/20/2018 03:50:12 PM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Darlene R. Millender

2309 Altadena Crest Drive
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of Three Hundred Thousand and 00/100 (\$300,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Christopher Dabbs**, a single man, and **Alison Dabbs**, a single woman, do hereby grant, bargain, sell and convey unto **Darlene R. Millender** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

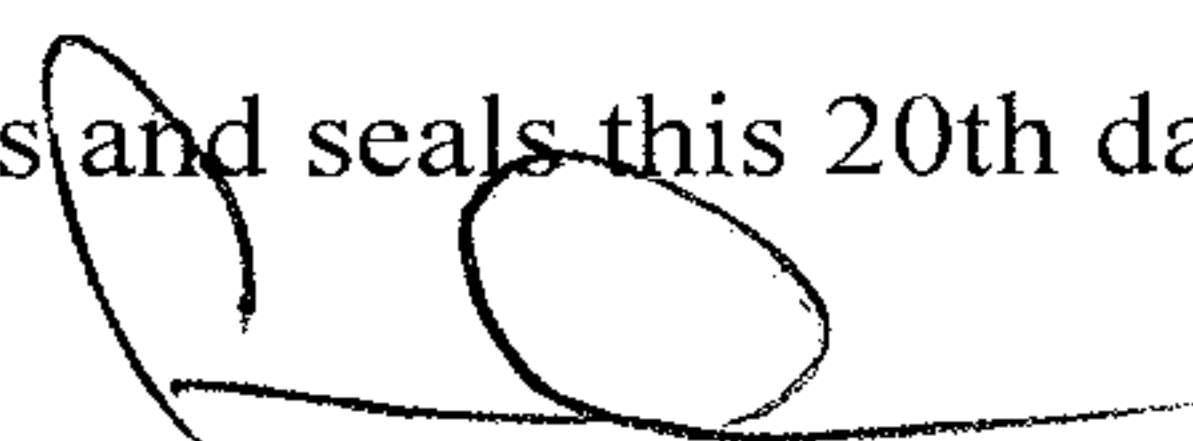
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$294,566.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

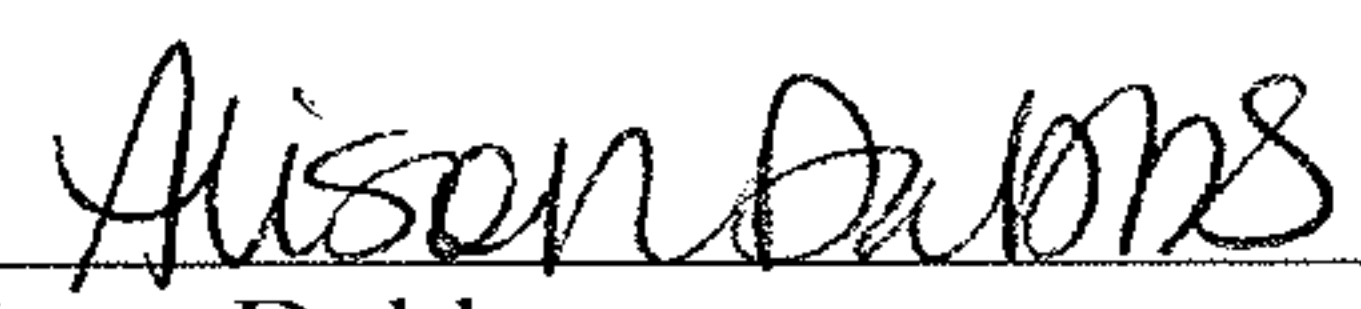
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of December, 2018.



Christopher Dabbs



Alison Dabbs

STATE OF ALABAMA)

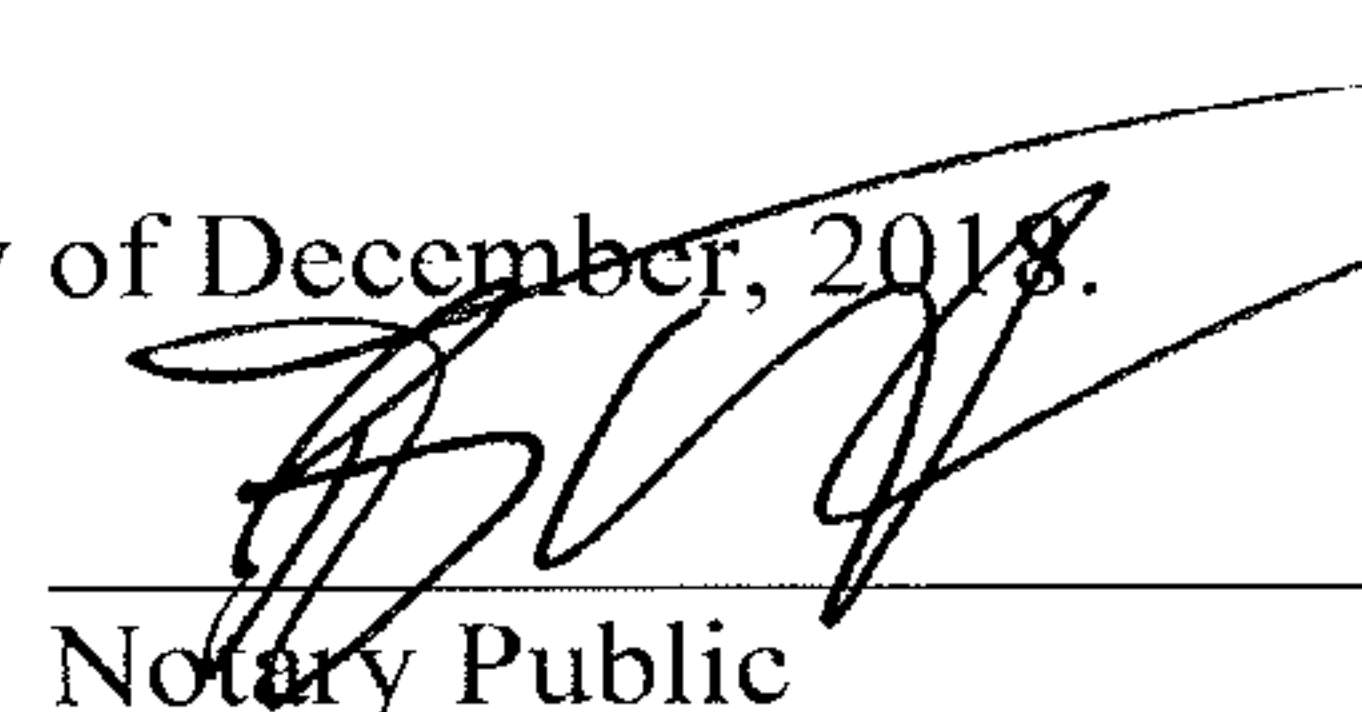
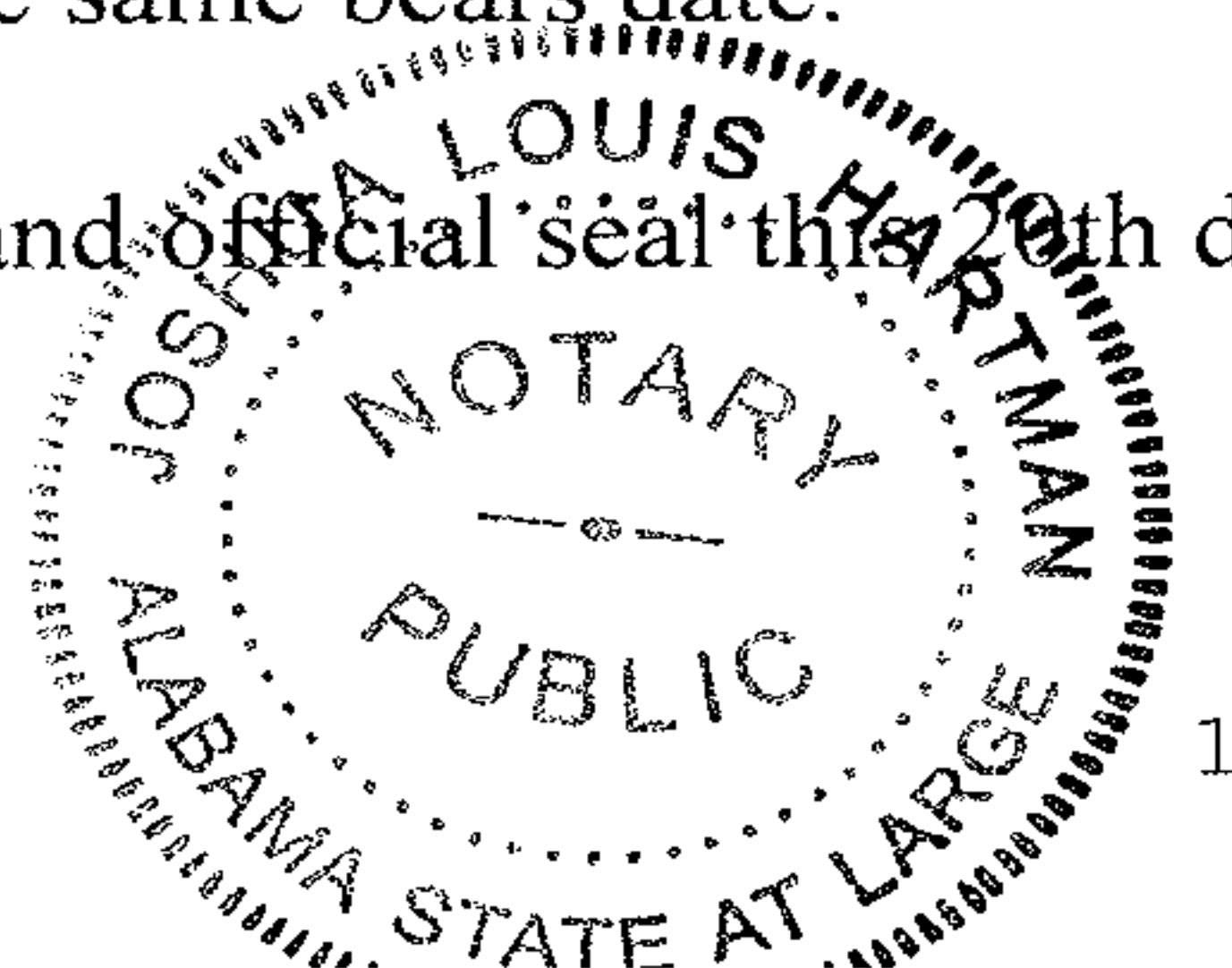
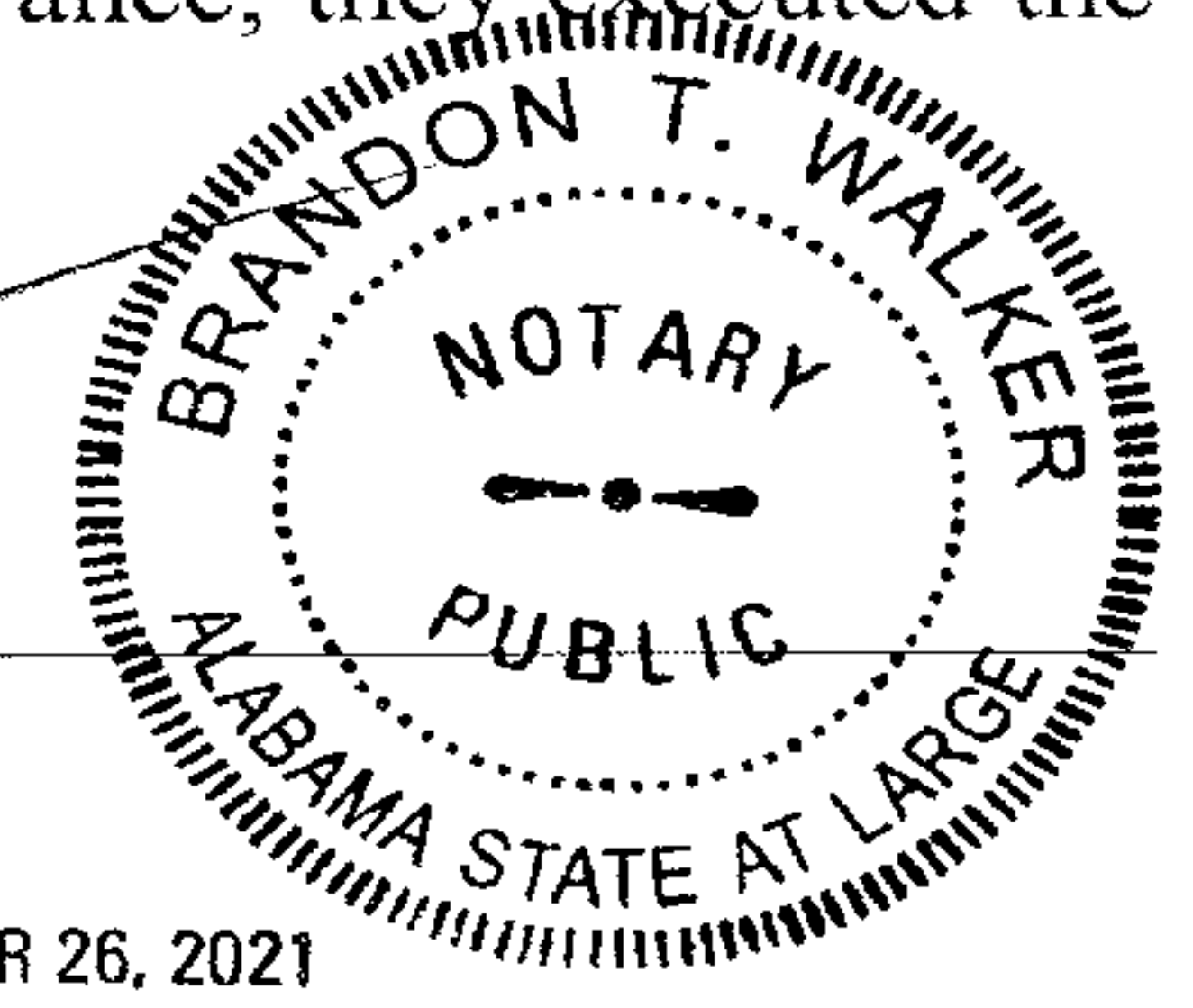
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Dabbs** and **Alison Dabbs**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2018.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020


Notary Public

MY COMMISSION EXPIRES SEPTEMBER 26, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

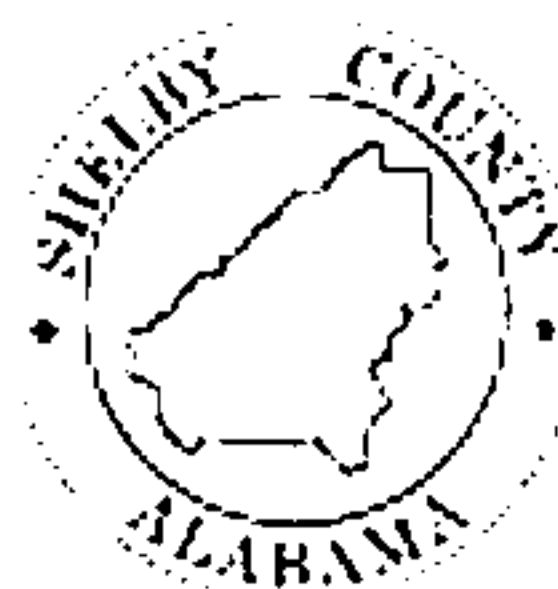
Lot 57, according to the Survey of 2nd Sector of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable; (2) All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines as shown on the recorded 2nd Sector of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama; (3) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, as set out in Deed Book 103, Page 760 & Real 140, Page 25, Shelby County; (4) Agreement with Alabama Power Company recorded in Real 117, Page 607; (5) Terms, agreements & right of way to Alabama Power Company recorded in Real 117, Page 611 & real 117, Page 614; (6) Right of way to Alabama Power Company recorded in Volume 139, Page 571; Real Volume 127, Page 39; Real Volume 157, Page 662; Real Volume 157, Page 664; Real Volume 151, Page 571 and Real Volume 114, Page 103; (7) Subject to covenants, conditions and restrictions as set forth in the document recorded in Real 98, Page 727; Real Volume 111, Page 183 & Real Volume 117, Page 610, in Probate Office of Shelby County, Alabama; (8) Terms, agreement and Right of Way granted to Alabama Power Company as recorded in Real Volume 140, Page 571; (9) Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 140, Page 722.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christopher Dabbs
Alison Dabbs
Mailing Address 2309 Altadena Crest Drive
Birmingham, AL 35242
Grantee's Name Darlene R. Millender
Mailing Address 2309 Altadena Crest Drive
Hoover, AL 35242
Property Address 2309 Altadena Crest Drive
Hoover, AL 35242
Date of Sale December 20, 2018
Total Purchase Price \$300,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2018 03:50:12 PM
\$26.50 CHERRY
20181220000445860

Alison Dabbs

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total Purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date December 20, 2018

Print: Joshua C. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one